

BLOCK D LOTS 1 TO 10 INC
ESMT OR 1744/478
W PORT BEACH CASINO TRACT

2801 ATLANTIC HOSPITALITY LLC/
113 BAYBRIDGE DRIVE
GULF BREEZE, FL 32561

2026

00-00-31-1100-000D-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	13 P-STRESS C 100
Roof Cover	04 BUILT-UP 80
Roof Cover	07 CONC TILE 20
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	174 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	59 100
Units	50 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	3900 HOTELS AND MOTELS

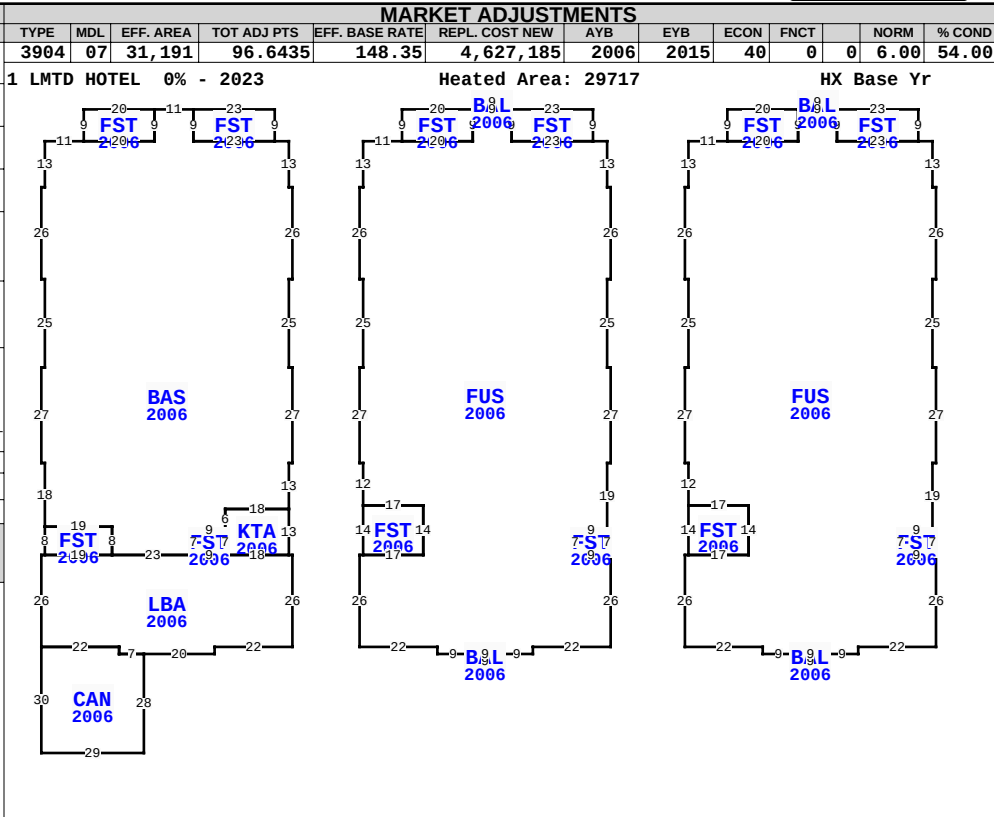
MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	18	15	2006	3	240
BAL	18	15	2006	3	240
BAL	18	15	2006	3	240
BAL	18	15	2006	3	240
BAS	7,829	100	2006	7,829	627,173
CAN	856	30	2006	257	20,588
FST	63	50	2006	32	2,563
FST	63	50	2006	32	2,563
FST	63	50	2006	32	2,563
FST	152	50	2006	76	6,089
TOTALS	32,623			31,191	498,680

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0410	ELEVATOR	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	3	100	50,000	
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	64	6,477	
3	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2006	2006	3	64	320	
4	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	22	550	
5	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2006	2006	3	88	330	
6	0812	CONCRETE C	0	0	0	0	2,097.00	SF	4.00	4.00	100	2006	2006	3	84	7,046	
7	0803	ASPHALT C	0	0	0	0	17,772.00	SF	2.00	2.00	100	2006	2006	3	54	19,194	
8	0400	CONC CURB	0	0	0	0	921.00	LF	15.00	15.00	100	2006	2006	3	88	12,157	
9	0865	POOL SF	0	0	0	0	450.00	SF	80.00	80.00	100	2006	2006	3	65	23,400	
10	0855	CONC PAVER	0	0	0	0	768.00	SF	10.00	10.00	100	2006	2006	3	84	6,451	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	003900	C	MOTEL	0	000
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** This building has 22 Sub-Areas	BLD DATE 12/10/2024 KWA LGL DATE	05/07/2026	DC
	XF DATE 12/10/2024 KWA LAND DATE		
	INC DATE 04/29/2025 KWA AG DATE		

2801 ATLANTIC AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		DIRECT_CAP	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			3,479,382
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			4,192,027
SOH/AGL Deduction			0
ASSESSED VALUE			4,192,027
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,192,027
TOTAL JUST VALUE			4,192,027
NCON VALUE			462,719
INCOME VALUE			4192027
PREVIOUS YEAR MKT VALUE			4,022,183

DBA: SURF & SAND FERNANDINA AT AMELIA, FKA COMFORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2024-0	ONE SET OF REVERS	0	04/22/2024
SIGN-2024-0	ONE MONUMENT SIGN	0	04/22/2024
20061259	ELEC OTHER	1,880	06/05/2006
20060714	SWIM POOL	30,000	04/06/2006
20053156	SIGN	4,000	12/12/2005
20053024	H/AC	40,000	11/15/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2608/0038	10/14/2022	SW	U	I	11	100	
GRANTOR: KJB CAPITAL HOLDING L							
GRANTEE: 2801 ATLANTIC HOSPI							
2608/0029	10/14/2022	SW	U	I	11	100	
GRANTOR: TRISHUL AMELIA ISLAND							
GRANTEE: KJB CAPITAL HOLDING							

BUILDING NOTES	
BUILDING DIMENSIONS	
FUS=[YR=2006;ORIG=90,0] W4 W23 N9 W1 W9 W1 S9 W20 W11 S13 W1 S26 E1 S25 W1 S27 E1 S12 E17 S14 W17 W1 S26 E22 S2 E9 E9 E9 N2 E22 N26 W1 W9 N7 E9 N19 E1 N27 W1 N25 E1 N26 W1 N13 \$	
FUS=[YR=2006;ORIG=182,0] W4 W23 N9 W1 W9 W1 S9 W20 W11 S13 W1 S26 E1 S25 W1 S27 E1 S12 E17 S14 W17 W1 S26 E22 S2 E9 E9 E9 N2 E22 N26 W1 W9 N7 E9 N19 E1 N27 W1 N25 E1 N26 W1 N13 \$	
BAS=[YR=2006;ORIG=0,0] W4 W23 N9 W11 S9 W20 W11 S13 W1 S26 E1 S25 W1 S27 E1 S18 E19 S8 E23 N7 E9 N6 E18 N13 E1 N27 W1 N25 E1 N26 W1 N13 \$	
LBA=[YR=2006;ORIG=-69,117] W1 S26 E22 S2 E7 E20 N2 E22 N26 W1 W18 W9 W23 W19 \$	
CAN=[YR=2006;ORIG=-70,143] S30 E29 N28 W7 N2 W22 \$	

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REVIEW DATE 12/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 712,645 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS